

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0237 – Old West Austin **P.C. DATE:** December 11, 2007
Vertical Mixed Use Building (V) Rezoning

AREA: 34 tracts on 30.04 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Melissa Laursen

NEIGHBORHOOD ORGANIZATIONS:

2222 Coalition of Neighborhood Associations
Austin Independent School District
Austin Neighborhoods Council
CIM
City of Austin Downtown Commission
Clarksville Community Development Corporation
Downtown Austin Neighborhood Association (DANA)
Downtown Austin Neighborhood Coalition
Greater West Austin Neighborhood Planning Area (Staff Liaison)
Home Builders Association of Greater Austin
Homeless Neighborhood Organization
Old Austin Neighborhood
Old Enfield Homeowners Association
Old West Austin Neighborhood Association
Old West Austin Neighborhood Plan Contact Team
Save Barton Creek Association
Save Town Lake Organization
Sentral Plus East Austin Koalition (SPEAK)
West Austin Neighborhood Group
West End Austin Alliance
Zilker Neighborhood Association

AREA OF PROPOSED ZONING CHANGES: The Old West Austin Neighborhood Planning Area is bounded by Enfield Road on the north; North Lamar Boulevard on the east; Lady Bird Lake on the south; and North Mopac Expressway on the west. Please refer to Attachments.

WATERSHEDS: Shoal Creek– Urban; Johnson Creek– Urban; Town Lake– Urban

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Mathews Elementary School; Austin High School

APPLICABLE CORE TRANSIT CORRIDORS: West 5th Street; West 6th Street; North Lamar Boulevard

STAFF COMMENTS:

The VMU Overlay District includes approximately 30.04 acres. The following is an analysis of the Neighborhood Planning Contact Team (NPCT) recommendations:

- Apply all VMU related standards on 25.5 acres
- Apply VMU with Additional Ground Floor Office Uses only on 4.4 acres
- Recommendation for Tract 1 (0.14 acres) is pending due to a mapping error

Several commercially zoned properties along the Core Transit Corridors are not included in the overlay because they contain contributing structures to the West Line Historic District.

LIST OF ATTACHMENTS:

Attachment 1: Vertical Mixed Use (VMU) Opt-In / Opt-Out Application

Attachment 2: List of Old West Austin VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address

Attachment 3: Old West Austin VMU Neighborhood Recommendations

Attachment 4: Old West Austin VMU Tract Map

Attachment 5: Zoning Map

Attachment 6: Overview of Vertical Mixed Use (VMU) and the Opt-In/Opt-Out Process

PLANNING COMMISSION RECOMMENDATION:

December 11, 2007: *APPROVED BY CONSENT TO POSTPONE CASE TO 1/15/08*

ISSUES: The application submitted by the NPCT listed a request for a special waiver to use an 80% MFI level for properties whose affordable units are at least 1000 square feet in size, and have at least 2 bedrooms. The NPCT desired a higher affordability level on these types of units to encourage the construction of larger apartment units. City staff is unable to process this request because there is not a provision in the Design Standards and Mixed Use Subchapter of the Land Development Code to allow for multiple affordability levels in a planning area.

The application also lists a recommendation to limit outdoor amplified sound on the Core Transit Corridors in order to encourage compatible development. The conditional overlay combining district (CO) cannot be used for this type of recommendation; in addition, staff is not processing conditional overlays as part of the VMU Opt-In/Opt-Out process.

CITY COUNCIL DATE: January 10, 2008

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Melissa Laursen
E-mail: melissa.laursen@ci.austin.tx.us

PHONE: 974-7226

NEIGHBORHOOD RECOMMENDATION

The Old West Austin Neighborhood Planning Contact Team (NPCT) is comprised of three individuals who represent the Clarksville Community Development Corporation (CCDC), Old West Austin Neighborhood Association (OWANA), and the West End Austin Alliance (WEAA). Each of these organizations held general meetings to provide input regarding VMU to their NPCT representative. The NPCT submitted an amended Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City on August 7, 2007. Please refer to the Application (Attachment 1) for more details regarding the neighborhood recommendation.

- The NPCT recommended applying some or all VMU related standards to all eligible properties within the VMU Overlay District.
 - Apply all VMU related standards to tracts 2-11, 17, 19-21, 24-26, and 28-34
 - Apply VMU with Additional Ground Floor Uses only on tracts 12-16, 18, 22-23, and 27.
- The NPCT recommended applying only the Additional Ground Floor uses to the properties listed above to avoid providing an incentive for redevelopment which may have negative impacts on unique characteristics of the neighborhood.
- The recommended level of affordability for future VMU Rental Units is 70% of the median family income. (See “Issues” for more details)

BACKGROUND

On August 31, 2006, the City Council adopted the “Design Standards & Mixed Use” ordinance as Subchapter E of Chapter 25-2 of the City Code. Most of the provisions of the ordinance went into effect on January 13, 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use.

The VMU Opt-In/Opt-Out process provides an opportunity for neighborhoods to offer recommendations regarding the location and development standards for Vertical Mixed Use Buildings. The primary focus of this process is on property fronting certain major arterials defined as Core Transit Corridors; however, other properties may also be eligible for VMU. With some exceptions, properties fronting on a Core Transit Corridor are eligible for VMU unless “opted-out”. Properties not fronting on the Core Transit Corridors are not eligible for VMU unless “opted-in”.

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2007-0237 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Old West Austin application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the <u>Land Development Code</u>)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin

Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.